



City of Omaha
Hal Daub, Mayor

Office of the Mayor
1819 Farnam Street, Suite 300
Omaha, Nebraska 68183-0300
(402) 444-5000
FAX: (402) 444-6059

August 13, 1998

U.S. Environmental Protection Agency
Office of Policy and Management
Administrative Management Branch
Grants Administration
726 Minnesota Avenue
Kansas City, Kansas 66101

To whom it may concern:

Enclosed please find the application for the U.S. Environmental Protection Agency's Brownfields Assessment Demonstration Pilot Work Plan. The City of Omaha's Riverfront Redevelopment Project work plan will redevelop the Dock Board Property and other sites along the Missouri River front adjacent to the downtown area.

The City of Omaha's Riverfront Redevelopment project can become a model for other cities in the Heartland and nationwide that have brownfields located in their urban centers. If you need additional information or I can be of assistance, please give me a call at 402-444-5286.

Sincerely,

Gail Braun, Grant Writer
City of Omaha, Mayor's Office

Enclosure

c: Susan Klien, EPA Regional Brownfields Coordinator



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RCRA RECORDS CENTER

RESOURCES & FINANCIAL
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APPLICATION FOR FEDERAL ASSISTANCE

OMB Approval No. 0348-0043

1. TYPE OF SUBMISSION: Application <input type="checkbox"/> Construction <input checked="" type="checkbox"/> Non-construction		2. DATE SUBMITTED 8-14-98	Applicant Identifier
Preapplication <input type="checkbox"/> Construction <input type="checkbox"/> Non-construction		3. DATE RECEIVED BY State	State Applicant Identifier
		4. DATE RECEIVED BY Federal AGENCY	Federal Identifier

5. APPLICANT INFORMATION

Legal Name City of Omaha, Nebraska	Organizational Unit
Address (give city, county, state and zip code) 1819 Farnam Street, Suite 300 Omaha, NE 68183	Name and telephone number of person to be contacted on matters involving this application (give area code) Norm Jackman, Environmental Services (402) 444-5226

6. EMPLOYER IDENTIFICATION NUMBER (EIN):

4 7 - 6 0 0 6 3 0 4

8. TYPE OF APPLICATION

☒ New ☐ Continuation ☐ Revision

If Revision, enter appropriate letter(s) in box(es)

A. Increase Award B. Decrease Award C. Increase Duration
D. Decrease Duration Other (specify)

7. TYPE OF APPLICANT: (enter appropriate letter in box)

C

A. State H. Independent School Dist.
B. County I. State Controlled Institution of Higher Learning
C. Municipal J. Private University
D. Township K. Indian Tribe
E. Interstate L. Individual
F. Intermunicipal M. Profit Organization
G. Special District N. Other

9. NAME OF FEDERAL AGENCY

Environmental Protection Agency
(Susan L. Klein, Brownfields Coordinator)

10. CATALOG OF FEDERAL DOMESTIC ASSISTANCE NUMBER:

66.811

TITLE Brownsfield Pilot Cooperative Agreements

12. AREAS AFFECTED BY PROJECT (Cities, Counties, States, etc.)

City of Omaha, Nebraska

11. DESCRIPTIVE TITLE OF APPLICANT'S PROJECT:

City of Omaha, Nebraska
Brownfields Assessment Demonstration Pilot

13. PROPOSED PROJECT

Start Date 10/1/98 Ending Date 9/30/00

14. CONGRESSIONAL DISTRICTS OF:

a. Applicant 2nd

b. Project 2nd

15. ESTIMATED FUNDING

a. Federal	\$	200,000	.00
b. Applicant	\$.00
c. State	\$.00
d. Local	\$.00
e. Other	\$.00
f. Program Income	\$.00
g. TOTAL	\$	200,000	.00

16. IS APPLICATION SUBJECT TO REVIEW BY State EXECUTIVE ORDER 12372 PROCESS?

a. YES THIS PREAPPLICATION/APPLICATION WAS MADE AVAILABLE TO THE State EXECUTIVE ORDER 12372 PROCESS FOR REVIEW ON:


DATE

b. NO ☒ PROGRAM IS NOT COVERED BY E.O. 12372
☐ PROGRAM HAS NOT BEEN SELECTED BY State FOR REVIEW

17. IS THE APPLICANT DELINQUENT ON ANY Federal DEBT?

☐ Yes If "Yes", attach an explanation. ☒ No

18. TO THE BEST OF MY KNOWLEDGE AND BELIEF, ALL DATA IN THIS APPLICATION/PREAPPLICATION ARE TRUE AND CORRECT, THE DOCUMENT HAS BEEN DULY AUTHORIZED BY THE GOVERNING BODY OF THE APPLICANT AND THE APPLICANT WILL COMPLY WITH THE ATTACHED ASSURANCES IF THE ASSISTANCE IS AWARDED.

a. Type Name of Authorized Representative Hal Daub	b. Title Mayor	c. Telephone Number (402) 444-5000
d. Signature of Authorized Representative 	e. Date Signed August 13, 1998	

ASSURANCES - NON-CONSTRUCTION PROGRAMS

NOTE: Certain of these assurances may not be applicable to your project or program. If you have questions, please contact the awarding Agency. Further, certain Federal awarding agencies may require applicants to certify to additional assurances. If such is the case, you will be notified.

As the duly authorized representative of the applicant I certify that the applicant:

1. Has the legal authority to apply for Federal assistance, and the institutional, managerial and financial capability (including funds sufficient to pay the non-Federal share of project costs) to ensure proper planning, management and completion of the project described in this application.
2. Will give the awarding agency, the Comptroller General of the United States, and if appropriate, the State, through any authorized representative, access to and the right to examine all records, books, papers, or documents related to the award; and will establish a proper accounting system in accordance with generally accepted accounting standards or agency directives.
3. Will establish safeguards to prohibit employees from using their positions for a purpose that constitutes or presents the appearance of personal or organizational conflict of interest, or personal gain.
4. Will initiate and complete the work within the applicable time frame after receipt of approval of the awarding agency.
5. Will comply with the Intergovernmental Personnel Act of 1970 (42 U.S.C. Sec. 4728-4763) relating to prescribed standards for merit systems for programs funded under one of the nineteen statutes or regulations specified in Appendix A of OPM's Standards for a Merit System of Personnel Administration (5 CFR 900, Subpart F).
6. Will comply with all Federal statutes relating to nondiscrimination. These include but are not limited to: (a) Title VI of the Civil Rights Act of 1964 (P.L. 88-352) which prohibits discrimination on the basis of race, color or national origin; (b) Title IX of the Education Amendments of 1972, as amended (20 USC Sec. 1681-1683, and 1685-1686) which prohibits discrimination on the basis of sex; (c) Section 504 of the Rehabilitation Act of 1973, as amended (29 U.S.C. Sec. 794), which prohibits discrimination on the basis of handicaps; (d) the Age Discrimination Act of 1975, as amended (42 U.S.C. Sec. 6101-6107), which prohibits discrimination on the basis of age; (e) the Drug Abuse Office and Treatment Act of 1972 (PL 92-255), as amended, relating to non-discrimination on the basis of drug abuse; (f) the Comprehensive Alcohol Abuse and Alcoholism Prevention, Treatment and Rehabilitation Act of 1970 (PL 91-616), as amended, relating to non-discrimination on the basis of alcohol abuse or alcoholism; (g) Sec. 523 and 527 of the Public Health Service Act of 1912 (42 U.S.C. 290 dd-3 and 290 ee-3), as amended, relating to confidentiality of alcohol and drug abuse patient records; (h) Title VIII or the Civil Rights Act of 1968 (42 U.S.C. Sec. 3601 et seq.), as amended, relating to nondiscrimination in the sale, rental, or financing of housing; (i) any other nondiscrimination provisions in the specific statute(s) under which application for Federal assistance is being made; and (j) the requirements of any other nondiscrimination statute(s) which may apply to this application.
7. Will comply, or already complied, with the requirements of Titles II and III of the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 (PL 91-646) which provide for fair and equitable treatment of persons displaced or whose property is acquired as a result of Federal or federally assisted programs. These requirements apply to all interests in real property acquired for project purposes regardless of Federal participation in purchases.
8. Will comply with the provisions of the Hatch Act (5 U.S.C. Sec. 1501-1508 and 7324-7328) which limit the political activities of employees whose principal employment activities are funded in whole or in part with Federal funds.
9. Will comply, as applicable, with the provisions of the Davis-Bacon Act (40 U.S.C. Sec. 276a to 276a-7), the Copeland Act (40 U.S.C. Sec. 276c and 18 U.S.C. Sec. 874), and the Contract Work Hours and Safety Standards Act (40 U.S.C. Sec. 327-333), regarding labor standards for federally assisted construction subagreements.

10. Will comply, if applicable, with flood insurance purchase requirements of Section 102(a) of the Flood Disaster Protection Act of 1973 (P.L. 93-234) which requires recipients in a special flood hazard area to participate in the program and to purchase flood insurance if the total cost of insurable construction and acquisition is \$10,000 or more.
11. Will comply with environmental standards which may be prescribed pursuant to the following: (a) institution of environmental quality control measures under the National Environmental Policy Act of 1969 (P.L. 91-190) and Executive Order (EO) 11514; (b) notification of violating facilities pursuant to EO 11738; (c) protection of wetlands pursuant to EO 11990; (d) evaluation of flood hazards in floodplains in accordance with EO 11988; (e) assurance of project consistency with the approved State management program developed under the Coastal Zone Management Act of 1972 (16 U.S.C. Sec. 1451 et seq.); (f) conformity of Federal actions to State (Clear Air) Implementation Plans under Section 176(c) of the Clean Air Act of 1955, as amended (42 U.S.C. Sec. 7401 et seq.); (g) protection of underground sources of drinking water under the Safe Drinking Water Act of 1974, as amended, (P.L. 93-523); and (h) protection of endangered species under the Endangered Species Act of 1973, as amended, (P.L. 93-205).
12. Will comply with the Wild and Scenic Rivers Act of 1968 (16 U.S.C. Sec 1271 et seq.) relating to protecting components or potential components of the national wild and scenic rivers system.
13. Will assist the awarding agency in assuring compliance with Section 106 of the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470), EO 11593 (identification and protection of historic properties), and the Archaeological and Historic Preservation Act of 1974 (16 U.S.C. 469a-1 et seq.).
14. Will comply with P.L. 93-348 regarding the protection of human subjects involved in research, development, and related activities supported by this award of assistance.
15. Will comply with the Laboratory Animal Welfare Act of 1966 (P.L. 89-544, as amended, 7 U.S.C. 2131 et seq.) pertaining to the care, handling, and treatment of warm blooded animals held for research, teaching, or other activities supported by this award of assistance.
16. Will comply with the Lead-Based Paint Poisoning Prevention Act (41 U.S.C. Sec. 4801 et seq.) which prohibits the use of lead based paint in construction or rehabilitation of residence structures.
17. Will cause to be performed the required financial and compliance audits in accordance with the Single Audit Act of 1984.
18. Will comply with all applicable requirements of all other Federal laws, executive orders, regulations and policies governing this program.

SIGNATURE OF AUTHORIZED CERTIFYING OFFICIAL

TITLE

Mayor

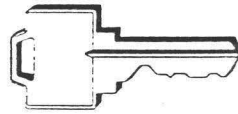
APPLICANT ORGANIZATION

City of Omaha, Nebraska

DATE SUBMITTED

August 13th 1998

SF 424B (4-88) Back



KEY CONTACTS

AGENCY/ORGANIZATION DIRECTOR - *This is the individual who is authorized to sign the Application for Federal Assistance (SF-424)*

NAME: Hal Daub
TITLE: Mayor, City of Omaha
TELEPHONE NUMBER: (402) 444-5000
FAX NUMBER: (402) 444-5069

PROGRAM/PROJECT DIRECTOR - *This is the individual who is responsible for the management of the program/project for the Applicant.*

NAME: Norm Jackman
TITLE: Environmental Services Engineer
TELEPHONE NUMBER: (402) 444-5226
FAX NUMBER: (402) 444-5248

FINANCE DIRECTOR - *This is the individual who is responsible for the administrative and financial management of the program/project for the Applicant.*

NAME: Lou D'Ercole
TITLE: Finance Director
TELEPHONE NUMBER: (402) 444-5415
FAX NUMBER: (402) 444-5423

BUDGET INFORMATION - Non-Construction Programs

SECTION A - BUDGET SUMMARY

Grant Program Function or Activity (a)	Catalog of Federal Domestic Assistance Number (b)	Estimated Unobligated Funds		New or Revised Budget		
		Federal (c)	Non-Federal (d)	Federal (e)	Non-Federal (f)	Total (g)
1. Brownsfield Assessment	66.811	\$	\$	\$ 200,000	\$	\$ 200,000
2. Omaha's Riverfront Redevelopment Project						
4.						
5. Totals		\$	\$	\$ 200,000	\$	\$ 200,000

SECTION B - BUDGET CATEGORY

6. Object Class Categories	GRANTS PROGRAM, FUNCTION OR ACTIVITY				Total
	(1)	(2)	(3)	(4)	
a. Personnel	\$	\$	\$	\$	\$
b. Fringe Benefits					
c. Travel	3,000				3,000
d. Equipment					
e. Supplies	5,000				5,000
f. Contractual	192,000				192,000
g. Construction					
h. Other					
i. Total Direct Charges (sum of 6a-6h)	200,000				200,000
j. Indirect Charges					
k. TOTALS (Sum of 6i and 6j)	\$ 200,000	\$	\$	\$	\$ 200,000
7. Program Income	\$ -0-	\$	\$	\$	\$ -0-

SECTION C - NON-FEDERAL RESOURCES

(a) Grant Program	(b) Applicant	(c) State	(d) Other Sources	(e) TOTALS
8.	\$	\$	\$	\$
9.				
10.				
11.				
12. TOTAL (sum of lines 8 - 11)	\$	\$	\$	\$

SECTION D - FORECASTED CASH NEEDS

	Total for 1st Year	1st Quarter	2nd Quarter	3rd Quarter	4th Quarter
13. Federal	\$ 70,000	\$ 40,000	\$	\$ 30,000	\$
14. Non-Federal					
15. TOTAL (sum of lines 13 and 14)	\$ 70,000	\$ 40,000	\$	\$ 30,000	\$

SECTION E - BUDGET ESTIMATES OF FEDERAL FUNDS NEEDED FOR BALANCE OF THE PROJECT

(a) Grant Program	FUTURE FUNDING PERIODS (Years)			
	(b) First	(c) Second	(d) Third	(e) Fourth
16.	\$ 70,000	\$ 65,000	\$ 65,000	\$
17.				
18.				
19.				
20. TOTAL (sum of lines 16 - 19)	\$	\$	\$	\$

SECTION F - OTHER BUDGET INFORMATION

21. Direct Charges	22. Indirect Charges N/A
23. Remarks: Forecasted cash needs depends on contractual agreements.	

I-4

**City of Omaha, Nebraska
Brownfields Assessment Demonstration Pilot
Work Plan Budget**

**Itemized Budget
(Addendum to SF 424A)
Section B - Budget Category**

	Federal Amount Requested
A. Personnel	0
B. Fringe Benefits	0
C. Travel ● Attend September, 1998 EPA Brownfields Conference in Kansas City, Missouri (Project Director, Public Input Coordinator, Legal Counsel). ● Attend other workshops to determine environmental remediation strategies, research liability issues and address strategic planning concerns. ● Visit EPA Region VII headquarters as needed	\$ 3,000
D. Equipment	0
E. Supplies ● Postage, printing, public notices, developing a home page on the Internet, public meeting expenses, purchase research reports, office supplies, etc.	\$ 5,000
F. Contractual ● Phase I Site Assessment of Riverfront Redevelopment properties and the broader project area.	\$ 192,000 \$ 30,000
● Public Input Facilitator to provide ongoing public input on the development, implementation and routine review of the redevelopment reuse plan through stakeholders public meetings, dissemination of information, reports and other communications. Forming partner-ships for the redevelopment, reuse and workforce development of the potential brownfields site.	\$ 35,000

●Phase II Site Investigation and Clean-up options/design will identify barriers and solutions for the redevelopment project and determine remediation and clean-up in the brownfields sites located in the enterprise zone/ Riverfront Redevelopment Project site. Potential cleanup strategies will response to the community and workforce development goals.

\$ 77,000

●Develop a land use plan for the Dock Board property to identify environmental conditions, land reuse options, economic impacts and sustainability for the future.

\$ 30,000

● Analyze environmentally suitable relocation sites for existing Riverfront uses which may require relocation.

\$ 15,000

G. Construction

0

H. Other

0

I. Total Direct Charges

\$ 200,000

**CITY OF OMAHA, NEBRASKA
BROWNFIELDS ASSESSMENT DEMONSTRATION PILOT
WORK PLAN**

Narrative Statement

The purpose of the Brownfields Assessment Demonstration Pilot Work Plan for the City of Omaha is to identify and develop strategies to reduce, minimize or eliminate real or perceived barriers to environmental conditions of property in the Omaha Riverfront Redevelopment Project.

The Omaha Riverfront Redevelopment Project is an exciting development on the urban scene that will create partnerships among the general public, neighborhood and special interest groups and Stakeholders associated with the properties, major users of the areas, government representatives and others in redeveloping the Dock Board to incorporate, as appropriate, Omaha's "Back to the River" vision of a green corridor of public parks and commercial, educational and residential development along the Riverfront.

A land use plan will be developed for the Dock Board property which will reflect the environmental conditions of the Omaha Riverfront Redevelopment Project and will address Omaha's future need for barge and other river related commerce through a re-invigorated municipal dock function. The redevelopment project incorporates within the dock board site public use consistent with "Back to the River" which may include linkages for pedestrians and vehicles, unique public education opportunities, river views and access, and appropriated public amenities.

The developed land use strategy will provide the blueprint for future brownfields planning efforts, with each stage of the project providing value-added benefits to the inner city and the existing workforce. The environmental clean-up will bring renewed economic activity, improved living conditions and jobs for residents living adjacent neighborhoods.

**EPA Brownfields
Assessment Demonstration Pilot
Work Plan**

**Omaha Riverfront Redevelopment Brownfields Project
Omaha, Nebraska**

Submitted by:

The City of Omaha, Nebraska

August 14, 1998

**CITY OF OMAHA, NEBRASKA
BROWNFIELDS ASSESSMENT DEMONSTRATION PILOT
WORK PLAN**

Project Title: Omaha Riverfront Redevelopment Brownfields Project

Location: Primary Project Site – Omaha Dock Board – 40 acres Riverfront located in the City of Omaha, Douglas County, Nebraska
Other Sites: Publicly owned Riverfront property which may include Freedom Park and other sites located in the target area.

Population: Pilot area: 1,467
City of Omaha: 335,795 (1990 U.S. Census)
354,239 (1998 estimate)
Douglas County: 444,755 (April 1, 1998 estimate, MAPA)

Applicant: City of Omaha, Douglas County, Nebraska

Project Director: Norm Jackman, Environmental Services Engineer
City of Omaha, Department of Public Works
1819 Farnam Street, Rm 600
Omaha, NE 68183 Ph: (402)444-5226 Fax: (402)444-5248
e-mail: njackman@ci.omaha.ne.us

Government Representative: John Blazek, Assistant to the Mayor
City of Omaha
1819 Farnam Street, Ste 300
Omaha, NE 68183 Ph: (402)444-3518 Fax: (402)444-6059
e-mail: jblazek@ci.omaha.ne.us

Date Submitted: August 14, 1998

Project Period: October 1, 1998 - September 30, 2001 (3 years)

Community Background based on 1990 Census:

Median Household Income in Pilot Area: \$18,093 as compared to \$36,185 for the Omaha MSA.

	<u>Omaha</u>	<u>Local Affected Communities</u>
Caucasian	83.9%	27.9%
African American	15.9%	68.5%
Unemployment	1.7%	23.4%
Residents in Poverty	12.6%	56.5%
Vacant Homes	6.8%	25.8%

Partners: Metropolitan Area Planning Agency (MAPA); Inter-city Coalition on the Environment (ICE); Douglas County Environmental Services; Papio-Missouri River Natural Resources District; Back to the River Steering Committee; Potential Stakeholders

Background

Project Need

The Missouri River borders the City of Omaha on the east. Although historically a significant feature of Omaha's identity and development, much of the Riverfront area has become an eyesore of abandoned and contaminated industrial property which has effectively separated the residents of the City from the river, caused devaluation of nearby downtown properties and distressed neighboring residential communities. The stigma of perceived contamination and potential liability has discouraged reinvestment and redevelopment in the area.

For over 100 years, the downtown Riverfront of Omaha, Nebraska has been the site of heavy industrial activity, including primary and secondary lead smelting and battery reclamation, scrap metal recycling, railroad operations and maintenance, and grain loading, alcohol production, and warehousing. These activities have resulted in localized environmental contamination of the Riverfront and possibly of surrounding areas.

As industrial facilities close, relocate or reduce their operations, much of the land along the Riverfront has become under-utilized or abandoned. Although many of these industries once used the Missouri River for shipment of raw materials or products, their unused or underused properties now effectively cut off the City and citizens of Omaha from making productive use of this great resource.

Overall population shifts, coupled with the high level of business relocation out of the inner city to the western suburbs have created corridors of distressed neighborhoods, and abandoned boarded-up industrial facilities and vacant sites of demolished structures.

The general targeted area for redevelopment lies within the boundaries of an established Enterprise Zone. The purpose of the City's Riverfront redevelopment is to revitalize and redevelop these "brownfields" located along the banks of the Missouri River, in a manner that benefits the environment and the economy of the City of Omaha and restores the Riverfront as a focus on the Omaha Community. The safe cleanup and sustainable use of perceived brownfields will ensure the health and safety of the neighborhoods within the Enterprise Zone.

The Omaha Dock Board, the Primary Project of this Work Plan, is located within both the Enterprise Zone and the target area. The Dock Board property uniquely represents the other Riverfront properties poised for development and revitalization. In 1937, the City of Omaha exercised its authority under Section 13-1401 of the Nebraska Revised Statutes and created a municipal Dock Board. Shortly thereafter, Riverfront property was acquired through vacations and acquisitions. Since that time, this area has operated as Omaha's only public dock, serving barge traffic and other river related commerce, critically important to Omaha's commercial and industrial growth.

Although the municipal dock continues to play an important role in Omaha's development, in recent years, other methods of commercial transportation have expanded. Presently, the facility is underutilized and its key Riverfront location provides an unparalleled opportunity for economic revitalization.

Further, the Dock Board adjoins the ASARCO site, recently approved for remediation and conversion to a public use area. This new injection of public use into this Riverfront area accelerates the need to incorporate the Dock Board's historic commercial role with the philosophy of public open green space, trails, environmental education and other objectives of "Back to the River". Constructing the planned Riverfront Trail, accommodating appropriate public use amenities and developing the unique Riverfront historical educational opportunities into the Dock Board property now becomes critical.

The City of Omaha and its partners recognize that a long-term, integrated approach is necessary to generate growth that will sustain the urban economy. The area's future development potential involves focusing efforts to create partnerships and direct resources to develop and integrate the green space, recreational, commercial and industrial uses in a way that supports the Community's "Back to the River" vision of a green corridor of public parks along the Riverfront.

Community leaders are responding to this challenge in many ways. They are in the process of planning the future of an area, proposed as the Omaha Riverfront "Back to the River", to support and sustain Riverfront businesses. This industrial land has excellent access and infrastructure. It is strategically located northeast of downtown Omaha, less than 1/4 mile from Interstate 480 and adjacent to the Missouri River.

Although there is sufficient land and potential greenspace, a majority of the land in the Omaha downtown Riverfront area may be classified as brownfields. A long-term, integrated approach to redeveloping this area is not possible until the real and perceived environmental contamination associated with primary and secondary lead smelting, battery reclamation, scrap metal recycling, railroad operations and maintenance, grain loading, alcohol production, and warehousing on these industrial properties are assessed and mitigated as necessary to provide developable ground.

Other efforts underway to facilitate the revitalization of Omaha's Riverfront include:

1. June 9, 1998, the City of Omaha and ASARCO, Inc. signed a Definitive Redevelopment Agreement allowing for the remediation of the ASARCO Riverfront properties and their conversion into a public use area. This historic event provides Omaha its first opportunity for public access to the Missouri River within the Downtown area. The development of this public use area with its green spaces, public parking areas, boardwalks, Riverfront trail section and a public/private restaurant or similar facility will be the catalyst for continued successful Riverfront projects. Plans, specifications and bid documents are currently being prepared to advance this project to the construction stage.

2. Mayor Daub and other City staff associated with this project have met with the Inner-city Coalition on the Environment (ICE) to discuss encouraging and developing a process for public input into the activities associated with this Work Plan. ICE is a community-based, non-profit organization working with inner-city residents, businesses, and selected neighborhoods on issues of redevelopment, recreation, environmental protection, and environmental justice. Working together, ICE and the City have developed a partnership which will empower ICE to manage the public participation elements of this Work Plan. The shared objective of the City and ICE is to establish a mechanism for persons with an interest in the project who live and/or work in the vicinity of the Riverfront redevelopment area an opportunity to provide input on the proposed revitalization of these properties to recreational and commercial land uses that will support the community. The Mayor and ICE have stressed that continued interaction with the neighborhoods will be the cornerstone of this project.
3. July 24, 1998, a comprehensive plan for the development of a Riverfront Trail was presented to the "Back to the River" Steering Committee. This plan illustrates the specific location of all elements of this long envisioned trail system which will form the "spine" for all Riverfront development. The plan illustrates the trail location both in Nebraska, Iowa and Missouri with more than 64 miles of trails envisioned.
4. The Transportation bill recently approved by Congress included a specific allocation of \$4.8 million to begin development of the Riverfront Trail.

Public Benefits

Extensive public benefits will result from this project.

1. A potentially environmentally-contaminated, blighted and underutilized tract of land will be rejuvenated and converted into productive re-use.
2. Appropriate public use will be incorporated into the Dock Board property and potentially other public Riverfront properties, which may be accomplished by providing pedestrian and vehicle use through the site, utilizing observation areas and signage to educate the Riverfront user regarding the history, working functions and unique environment of the properties and provisions for parking area, rest stops, the development of attractive vistas, landscaping and other amenities.
3. A successful model for re-invigorating a commercial site, like the Dock Board, will be developed and, at the same time, illustrating a site can safely and appropriately be opened for public use and be incorporated into "Back to the River".
4. Dynamic relationships will be formed among neighborhoods, businesses and government representatives that will further the objectives of this Work Plan and the entire "Back to the River" initiative.

5. The City of Omaha economy will be strengthened based on developing and expanding value-added Riverfront redevelopment integrated with commercial business.
6. A model will be developed regarding adaptive re-use of contaminated sites that may be useful for other redevelopment projects within the City of Omaha as well as throughout Nebraska and the entire region.
7. The need for future environmental remediation will be decreased because a pollution prevention approach will be emphasized.

Geographic Location of Overall Project Area

Omaha's Riverfront Redevelopment Brownfields project is located in the eastern part of Omaha, along the Missouri River. It is bounded generally by the north property line of Freedom Park, the Missouri River to the east, the south boundary will be the south property line of the Dock Board and the west boundary will generally be the Abbott Drive right of way and then the Missouri River levy. (MAP 1)

Location of Specific Site(s) Within Project Area

A Phase I environmental assessment must be conducted prior to selecting sites for Phase II investigation. Preliminary research indicates that environmental contamination is suspected in the following areas:

1. Primary Project Site – The City Dock Board Property - This publicly-owned property is located north of the Asarco Project between Abbott Drive and the Missouri River. It has facilities for off-loading and storing products from barges, railroad cars and trucks.
2. Other Potential Sites – The City's primary Work Plan site is the City Dock Property, however, should the grant's financial resources be adequate to extend these work elements to additional Riverfront sites, the City would seek approval from the Environmental Protection Agency in accordance with the requirements of this Work Plan, Agreement and any other appropriate regulations before extending work activities to these sites. The sites which would be considered by the City are located within Omaha's Riverfront Redevelopment Brownfields Overall Project area as previously defined and include the following locations:

The Miller Property is located partly in Omaha, Nebraska and partly in Carter Lake Iowa. The site is bordered on the east-northeast by park land, on the south-southeast by the Missouri River, on the west-southwest by Aaron Ferer Salvage Yard, and on the north-northwest by Abbott Drive and the Williams Pipe Line Company petroleum storage facility. Most of the site is currently vegetated with brome, fescue, and board leaf grasses. Preliminary observations of the site indicate that very little rubble is apparent at the surface except along the embankment of the Missouri River. Ponding of water in low spots was observed at the site.

Freedom Park, another public-owned property, is comprised of approximately 100 acres located immediately north of the Miller property between the levy, the river and the railroad bridge. The 100 acres encompasses the Sandpiper Cove Marina, Freedom Park, Marina Repair Shops, Anchor Inn restaurant, and the Access Road.

All sites will need further investigation. Existing records provide limited information. The nature and extent of environmental contamination must be thoroughly identified per site.

Project Responsibilities

The Project Director, Legal Counsel and the Public Input Facilitator will work cooperatively to conduct the EPA Brownfields Assessment Demonstration Pilot project. Responsibilities will be outlined.

1. Project Director

- Conduct strategic planning.
- Complete Land Development Assessment for Omaha's Riverfront Redevelopment project.
- Create Quality Assurance Plan.
- Develop Land Use Plan for Dock Board Property.
- Develop preliminary budget, financing and implementation plan for clean-up.
- Administer grant budget.
- Administer contract for Phase I Site Assessment and Phase II Site Investigation and identification of environmental remediation options.
- Work with existing City agencies regarding methods for pollution prevention.

2. Public Input Facilitator (ICE)

- Provide ongoing public input to the Project Director on the development, implementation and routine review of the redevelopment plan.
- Coordinate public meetings and hearings.
- Create and distribute project information, reports and other communications.
- Produce a Stakeholder list and notify them of public meeting and items of interest.

3. **Legal Counsel**

- Obtain executed agreements to conduct environmental testing on non-city owned public property.
- Explore liability limitations with EPA and the State of Nebraska.
- Assist in developing land use covenants.
- Write Property Ownership Transfer Plan.
- As needed for issues that develop.

4. **Finance Department Representative**

- Review project submittals.
- Coordinate payment schedules with the Project Director and EPA.

Goals/Objectives

Goals

The first goal of this brownfields pilot project, relative to the Primary Project Site, the Dock Board property, is to re-engerize a blighted industrial tract of land underutilized due to real or perceived environmental contamination.

The second goal of the project is to develop a new land use plan, complete the required investigative analysis and implement the recommended environmental action required for the plan. This plan will re-establish the dock functions, insuring the dock will play a valuable role in meeting Omaha's continued need for commercial river barge related functions.

The new land use plan will also introduce to the site, in an appropriate and safe manner, public use of the Dock Board area which may be accomplished by the placement of the Riverfront Trail through the site, utilizing observation areas and signage to educate the Riverfront user regarding the history, working functions and unique environment of the public dock, developing river views and increased opportunities for public access to the river and providing for the public's needs for parking areas, vehicle linkages to other Riverfront facilities, rest stops, landscaping and other amenities as appropriate.

Objectives

1. Identify and develop strategies to reduce, minimize or eliminate real or perceived barriers to redevelopment success especially as they relate to the environmental condition of property in the Omaha Riverfront Redevelopment Project.
2. Develop a land use plan for the Dock Board property which: a.) reflects the environmental conditions identified in the Omaha Riverfront Redevelopment Project property; b.) addresses Omaha's future need for barge and other river related commerce through a re-invigorated municipal dock function; c.) incorporates within the site, public use consistent with "Back to the River" which may include linkages for pedestrians and vehicles, unique public education opportunities, river views and access, and appropriate public amenities.
3. Maintain livable wage employment opportunities in the Riverfront Redevelopment area, with an emphasis on hiring workers living in the adjacent neighborhoods. The developed land use strategy will broaden the scope of the brownfields planning effort at each stage of the project to benefit the inner city workforce development resources.

4. Form dynamic partnerships among the general public, neighborhood and special interest groups, and Stakeholders associated with the properties, major users of the areas, government representatives and others in redeveloping the Dock Board Property to incorporate, as appropriate, Omaha's "Back to the River" vision of a green corridor of public parks and commercial, educational and residential development along the Riverfront.
5. Explore implementation of a pollution prevention plan so as to minimize future site remediation.
6. Analyze environmentally suitable relocation sites for existing Riverfront uses which may require relocation.

Approach/Task Performance

Methods

Several methods will be used to accomplish the project objectives. These will be detailed under each project objective.

1. **Identify and develop strategies to reduce, minimize or eliminate real or perceived barriers to redevelopment success especially as they relate to the environmental condition of property in the Omaha Riverfront Redevelopment Project.**

It is very important to understand the land development opportunities and challenges as well as the nature and extent of environmental contamination on sites prior to redevelopment. In addition, efforts must be made to enhance the investment capacity of businesses that locate or expand in the Riverfront Redevelopment. Several plans must be developed to facilitate redevelopment. A variety of tasks must be performed.

Tasks

- a. Select, in accordance with EPA requirements, a private consultant to provide related services as described within this section.
- b. Conduct Phase I environmental assessment on all land in the Omaha Riverfront Redevelopment Project.
 - (1) Research information on land use, zoning, property ownership, infrastructure, access, topography, floodplain status, soil characteristics and environmental protection conditions (i.e. designated streams, national wetlands inventory and RCRA sites).
 - (2) Obtain EPA approval of Request for Proposals for Phase I investigation.
 - (3) Solicit Requests for Proposals to perform Phase I work.
 - (4) Collect secondary data from City directories, aerial photographs, Sanborn Fire Protection maps, and EPA (RCRA information) and Nebraska Department of Environmental Quality's records to determine prior and existing land uses in the Riverfront, types of hazardous material that may have been used, geology and history of environmental remediation, such as status of UST sites. Interview knowledgeable professionals and conduct visual inspections of the area to determine potential for environmental contamination. Indicate which sites are on CERCLA's National Priorities List if any. This information will assist in determining the soil and groundwater testing that must be conducted.

- (5) Submit report to the City of Omaha for review and analysis.
- (6) Prioritize sites for Phase II investigation after public meeting.
- c. Develop Quality Assurance Plan.
 - (1) Work with EPA Region VII to prepare an approved plan.
- d. On the Dock Board property, and other Riverfront Redevelopment properties as previously described as the budget allows, perform Phase II environmental assessment. None of the sites selected will be on CERCLA's National Priorities List. In addition, EPA funds will not be used for assessment, identification, characterization or remediation planning at sites contaminated by petroleum products unless they are believed to be co-mingled with a hazardous substance, pollutant or contaminant (i.e. used oil).
 - (1) Obtain signed access agreements prior to field testing. If necessary, pursue Court-ordered access.
 - (2) Obtain EPA approval of Request for Proposals for Phase II investigation.
 - (3) Solicit Requests for Proposals to conduct Phase II work.
 - (4) Secure in accordance with EPA and City requirements a qualified private consultant.
 - (5) Test sites in accordance with Phase I results and community consensus. It is anticipated that soil and groundwater testing will include RCRA metals, dissolved metals, PCBs, and semi-volatile and volatile organic compounds at a minimum.
 - (6) Submit report to the City of Omaha for review and analysis. The consultant will also be required to prepare a summary of findings in a non-technical format for community education purposes.

Consultants

The Omaha area has an adequate number of environmental consulting firms qualified to bid on this project. In addition, the City has well-established contacts with environmental professionals at the Nebraska Department of Environmental Quality, Metropolitan Community College and University of Nebraska that may be consulted.

Sampling Procedures

The City will require that environmental consultants use generally accepted professional field sampling techniques for soil and groundwater. The City will indicate the locations of the borings and specify that laboratory chemical analysis of samples be conducted by a qualified independent laboratory by using Nebraska's Department of Environmental Quality or EPA's recognized methods. Quality assurance and health and safety methods used will be in compliance with the EPA-approved Quality Assurance Plan to be developed and submitted to EPA for approval prior to collecting any samples.

Inspection

The City will ensure the Phase II site assessment work is performed according to State of Nebraska and US EPA standards and regulations. The Public Works Department will monitor the consultant's work in accordance with the contract for Phase II environmental testing.

Discussion of Results

After this information is obtained, the individuals and agencies intently involved in the redevelopment process will discuss the relevant issues. Key players include the Mayor, City Public Works and Parks and Recreation Departments, the current, interim and future property owners if known (i.e. developers), lenders, legal counsel and government regulatory agencies (i.e. EPA and the State of Nebraska Department of Environmental Quality). Issues to be discussed include liability, any required remediation, cost estimates for clean-up and others.

- e. Prepare preliminary budget, financing and implementation plan for clean-up.
 - (1) Address liability issues with the EPA and the Nebraska Department of Environmental Quality; review approaches communities have used to limit liability; draft report.
 - (2) Research environmental remediation strategies; as part of the research, attend EPA conference in Kansas City in September, 1998.
 - (3) Conduct research on available financing options for clean-up, such as existing State programs and insurance products. This may require re-engineering existing sources of funding, such as the Community Development Block Grant, Section 108 Loan Guarantee Program and HUD's Brownfields Economic Development Initiative or developing new sources.

2. **Develop a land use plan for the Dock Board property which: 1.) reflects the environmental conditions identified in 1. above, 2.) addresses Omaha's future need for barge and other river related commerce through a re-invigorated municipal dock function, 3.) incorporates within the site, public use consistent with "Back to the River" which may include linkages for pedestrians and vehicles, unique public education opportunities, river views and access and appropriate public amenities.**

Once the Environmental condition has be analyzed and assessed, this information will be utilized to further the Goals/Objectives of the Brownfields Pilot Project, by producing a new land use plan for the Dock Board Property.

Tasks

- a. In accordance with City and EPA requirements, select a consultant to develop the land use plan.
- b. Determine business/recreational investment concerns as they relate to the environmental condition of property in the Riverfront redevelopment area and other issues.
- c. Meet with the Dock Board and the facilities major users and review the results of the Phase I and II environmental assessments and discuss the impact upon current and future dock functions. Discuss in detail the future operations of the municipal dock and methods by which relocated or improved facilities may be desirable. Determine the impact of the assessment results upon possible facility changes.
- d. Review all available plans and recommendations relative to proposed redevelopment of ASARCO and other Riverfront Redevelopment properties for recreational, parks, educational, commercial and industrial usage and determine how the Dock Board property could be integrated into this system.
- e. Utilizing the Public Input Facilitator, gather input regarding the re-development of the site and its land use plan and engage the public, and other Stakeholders in a discussion of environmentally suitable options.
- f. If any current uses of the Dock Board property are determined to be incompatible with the desired re-development, discuss with the effected party possible mitigation actions.
- g. Develop a new land use plan for the Dock Board.

3. **Maintain livable wage employment opportunities in the Riverfront Redevelopment Project, with an emphasis on hiring workers living in the adjacent neighborhoods.**

Efforts will be made to achieve this long-term objective by negotiating with future and expanding businesses and recreational projects in the Riverfront redevelopment project area. The developed land use strategy will broaden the scope of the brownfields planning effort at each stage of the project to benefit the inner city workforce development resources. The environmental clean-up will bring renewed economic activity, improved living conditions and jobs for residents living adjacent neighborhoods. This objective may be met initially after the grant period has concluded.

Tasks

- a. Extensive efforts will be made to negotiate contracts that require livable wages to be paid and create a match between present and future skills and job requirements. Omaha residents will be given hiring priority.

4. **Form dynamic partnerships among the general public, neighborhood and special interest groups, managers and Stakeholders associated with the properties, major users of the areas, government representatives and others in redeveloping the Dock Board Property to incorporate, as appropriate, "Back to the River" vision of a green corridor of public parks and commercial, educational and residential development along the Riverfront.**

The success of this project will depend on extensive community education and coordinated efforts to resolve environmental remediation problem. The public will be actively involved in the decision-making process regarding site assessment, clean-up and the completion of a new land use plan. The City will utilize ICE, in the capacity of Public Input Facilitator to direct the Tasks which follow:

Tasks

- a. Hold public meetings to share the results of the Phase I environmental assessment and to determine the sites recommended for Phase II work.
- b. Sponsor public meetings to educate interested parties in the results of the Phase II environmental assessment and discuss potential methods of environmental remediation.
- c. Conduct public meeting to discuss the integration of the Phase I and Phase II information into a land use plan.
- d. Create and distribute project brochures, fact sheets, reports and other communications (i.e. articles in neighborhood association newsletters) to keep the public informed about the project.

- e. Encourage reporters from the *Omaha World Herald*, the *Omaha Star* and other news media to attend public meetings in order to educate a larger constituency about the project's progress.
- f. Develop a home page on the Internet for further information and assistance regarding the project.

5. Explore implementation of a pollution prevention plan so as to minimize future site remediation.

It is very costly to remediate sites. Efforts will be made to prevent pollution.

Tasks

- a. Research regional/national community efforts to address pollution prevention.
- b. Work with City Zoning Enforcement and the Plan & Zoning Commission to determine effective methods that can be used within the Riverfront Redevelopment area to minimize future remediation; draft report.

6. Analyze environmentally suitable relocation sites for existing Riverfront uses which may require relocation.

Following the completion of the Phase I and II analysis and the process for authoring the future land use plan, it may be determined that some existing uses may require relocation.

- a. Meet with effected groups and individuals to review specific needs.
- b. Hire contractor to analyze available property for potential relocation of current occupants.

Coordination

The City will work closely with the Nebraska Department of Environmental Quality and the Nebraska Department of Economic Development by discussing environmental remediation approaches and liability issues, identifying mitigation funds and obtaining other assistance as needed to redevelop land in the Omaha Riverfront Redevelopment Project.

Existing Capabilities to Conduct Project

Existing staff will be used to carry out the responsibilities of the Project Director, Legal Counsel and Finance Representative. ICE will be utilized as the Public Input Facilitator and various Consultants, as detailed with the Work Plan, will be employed. Additional office space will not be required.

Non-Federal Sources of Funds

At this time, the types of non-federal sources of funds that will be used to conduct environmental remediation or other project activities is being developed. The City of Omaha will offer a large proportion of staff time as its in-kind contribution to the success of this project.

Quality Assurance

The City will develop an EPA approved Quality Assurance Plan as part of project implementation.

Schedule

Dates of implementation and completion of tasks in chronological order will be provided.

<u>Date Implemented</u>	<u>Date Completed</u>	<u>Tasks</u>	<u>Responsibility</u>
11/98	2/99	Develop Quality Assurance Plan. Obtain EPA approval of Phase I Request for Proposals.	Project Director
2/99	5/99	Solicit, negotiate, award Phase I contract.	Project Director City Council
6/99	6/99	Meet with residents, business and others to introduce project and solicit preliminary comments.	Project Director PubInputCoord
7/99	10/99	Conduct Phase I environmental site assessment and submit reports to City for review and analysis.	Consultant
11/99	12/99	Hold public meetings to share Phase I results and determine sites recommended for Phase II work.	Project Director PubInputCoord
1/00	2/00	Prioritize sites for Phase II Investigation after public meetings.	Project Director PubInputCoord Legal Counsel Consultant
2/00	4/00	Obtain EPA approval of Phase II Request for Proposals.	Project Director
4/00	6/00	Solicit, negotiate, award Phase II contract.	Project Director City Council
6/00	12/00	Conduct and submit Phase II Investigation assessment.	Consultant
12/00	2/01	Address liability issues with EPA and NDEQ; review other community approaches; draft report.	Legal Counsel
12/00	3/01	Research environmental remediation strategies.	Project Director PubInputCoord
3/01	7/01	Sponsor business and public meetings to share Phase II results and other research conducted.	Project Director PubInputCoord Legal Counsel

Schedule

Dates of implementation and completion of tasks in chronological order will be provided.

<u>Date Implemented</u>	<u>Date Completed</u>	<u>Tasks</u>	<u>Responsibility</u>
5/01	6/01	Develop preliminary budget, financing and implementation plan for clean-up.	Project Director
5/01	6/01	In cooperation with partners, write Property Ownership Transfer Plan.	Legal Counsel
1/01	4/01	Determine effective methods for pollution prevention and explore plan implementation; draft report.	Project Director PubInputCoord
8/01	9/01	Submit report of findings to NDEQ and NDED.	Project Director
8/01	9/01	Disseminate project information through published articles or established dates for future publication in various Nebraska journals; secure dates for public presentations.	Project Director PubInputCoord

Measures of Success

By September 30, 2000, several benchmarks will have been achieved as a result of the pilot project.

1. A Land Development Assessment of the Omaha Riverfront Redevelopment Project will have been completed to determine the opportunities and challenges of redeveloping the 40 acre tract of land.
2. Phase I environmental site assessment of the Dock Board Property.
3. Phase II site investigation of the Dock Board Property.
4. Liability issues with EPA and the Nebraska Department of Environmental Quality will have been explored and a report drafted.
5. Active public involvement will have been secured in remediation strategies and development of land use concept plan.
6. A land use concept plan will have been developed for the Dock Board Property.
7. A preliminary budget, financing and implementation plan for clean-up will have been prepared.
8. Implementation of a pollution prevention plan will have been explored and a report drafted.
9. A model voluntary clean-up program with community-wide replicability will have been recommended.
10. An investigation of potential relocation sites for existing uses will have been completed and recommendations provided to the sites.

Reports

Semi-annual reports will be submitted to EPA Region VII and EPA Headquarters according to the following dates.

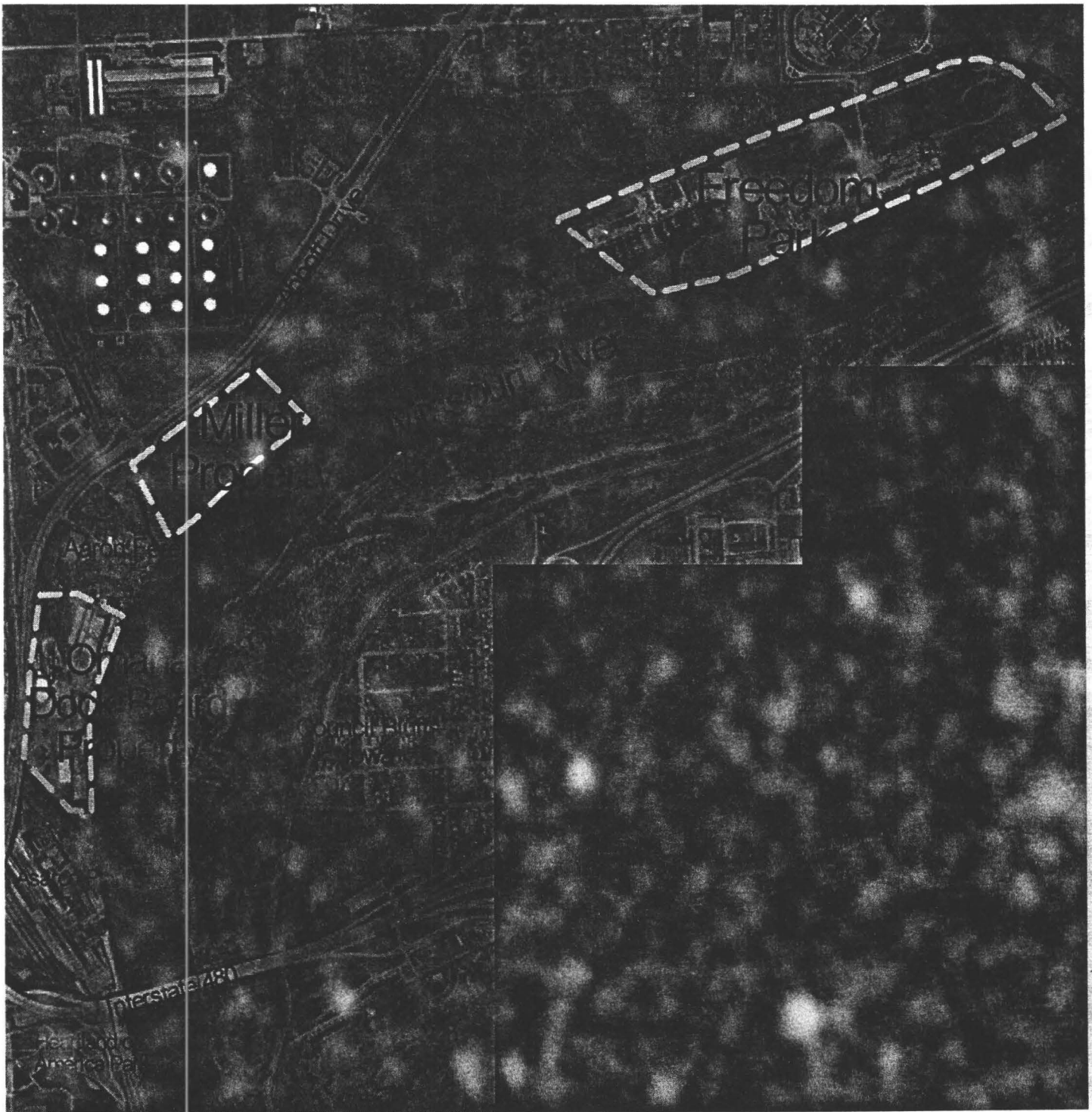
<u>Due Date for Semi-Annual Report</u>	<u>Accomplishments In Time Period</u>
April 15, 1999	October 1 - March 31, 1999
October 15, 1999	April 1 - September 30, 1999
April 15, 2000	October 1, 1999 - March 31, 2000
October 15, 2000	April 1 - September 30, 2000
April 15, 2001	October 1, 2000 - March 31, 2001
October 15, 2001	April 1 - September 30, 2001

Reports will indicate:

1. Project accomplishments as proposed on the schedule provided.
2. Projected activities for the following quarter.
3. Milestones achieved or progress made during the reporting period.
4. Modifications to the work plan that are necessary.
5. Itemized amounts of reimbursable expenditures for the current quarter and estimated funding needs for the subsequent quarter.

Attachment

Omaha's Riverfront Redevelopment Brownfields Project Site Map



**Downtown Riverfront Development
City of Omaha
Nebraska**



1000 0 1000 Feet

**CITY OF OMAHA, NEBRASKA
BROWNFIELDS ASSESSMENT DEMONSTRATION PILOT
WORK PLAN**

Project Director and other Key Personnel Expertise

Project Director Biography

Norman (Norm) Jackman began his employment with the City of Omaha in January of 1980. On February 19, 1991, Mr. Jackman was appointed to the position of City Engineer – Environmental Services within the Public Works Department.

Prior to this appointment, Mr. Jackman was Manager of Plant Maintenance and Engineering for the City's two Environmental Protection Agency (EPA) award winning wastewater treatment plants.

Mr. Jackman has served on numerous community committees including the Mayor's Solid Waste Committee, the Metropolitan Area Planning Agency's Solid Waste Committee and the Zorinsky Clean Lake Planning Committee.

Mr. Jackman is a member of the Water Environment Federation and its state association, the Nebraska Water Environment Association. Mr. Jackman has held the offices of Secretary - Treasurer and President, as well as serving on various other Association committees.

Mr. Jackman received a Bachelor of Science Degree in Civil Engineering from the prestigious University of Nebraska, home of the mighty Cornhuskers. He is a registered Professional Engineer in Nebraska.

Other Key Personnel Background

Other key personnel involved in the project will include Larry Foster, Administrator of Omaha's Department of Parks and Recreation, and Ken Bungler, an attorney with the City of Omaha Law Department. Mr. Foster has extensive experience working as the City's liaison with Omaha's "Back to the River" vision of a green corridor of public parks and commercial, educational and residential development along the Riverfront. Mr. Bungler, has worked successfully with Mr. Jackman and Mr. Foster on redevelopment contracts that address environmentally liability concerns.



EPA Project Control Number

United States Environmental Protection Agency
Washington, D.C. 20460

Certification Regarding Debarment, Suspension, and Other Responsibility Matters

The prospective participant certifies to the best of its knowledge and belief that it and its principles:

- (a) Are not presently debarred, suspended, proposed for debarment, declared ineligible, or voluntarily excluded from covered transactions by any Federal department or agency;
- (b) Have not within a three year period preceding this proposal been convicted of or had a civil judgement rendered against them for commission of fraud or a criminal offense in connection with obtaining, attempting to obtain, or performing a public (Federal, State or local) transaction or contract under a public transaction; violation of Federal or State antitrust statutes or commission of embezzlement, theft, forgery, bribery, falsification or destruction of records, making false statements, or receiving stolen property;
- (c) Are not presently indicted for or otherwise criminally or civilly charged by a government entity (Federal, State, or local) with commission of any of the offenses enumerated in paragraph (1)(b) of this certification; and
- (d) Have not within a three-year period preceding this application/proposal had one or more public transactions (Federal, State, or local) terminated for cause or default.

I understand that a false statement on this certification may be grounds for rejection of this proposal or termination of the award. In addition, under 18 USC Sec. 1001, a false statement may result in a fine of up to \$10,000 or imprisonment for up to 5 years, or both.

Hal Daub, Mayor

Typed Name & Title of Authorized Representative

Hal Daub
Signature of Authorized Representative

August 13, 1998
Date

☐ I am unable to certify to the above statements. My explanation is attached.



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, DC 20460
**Preaward Compliance Review Report For All Applicants
Requesting Federal Financial Assistance**

Form Approved
OMB No. 2090-0014
Expires 4-30-99

Note: Read instructions on reverse side before completing form.

I. A. Applicant (Name, City, State) City of Omaha Omaha, NE	B. Recipient (Name, City, State) City of Omaha Omaha, NE	C. EPA Project No.
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II. Brief description of proposed project, program or activity.
Brownfields Riverfront Redevelopment Project

III. Are any civil rights lawsuits or complaints pending against applicant and/or recipient? X YES ___ NO
If "yes", list those complaints and the disposition of each complaint.

A list will be forthcoming detailing the information requested.

IV. Have any civil rights compliance reviews of the applicant and/or recipient been conducted by any Federal agency during the two years prior to this Application for activities which would receive EPA assistance? ___ YES X NO
If "yes", list those compliance reviews and status of each review.

V. Is any other Federal financial assistance being applied for or is any other Federal financial assistance being applied to any portion of this project, program or activity? X YES ___ NO
If "yes", list the other Federal Agency(s), describe the associated work and the dollar amount of assistance.
See Attachment

VI. If entire community under the applicant's jurisdiction is not served under the existing facilities/ services, or will not be served under the proposed plan, give reasons why. N/A

VII. Population Characteristics	Number of People
1. A. Population of Entire Service Area	444,755
B. Minority Population of Entire Service Area	71,161
2. A. Population Currently Being Served	444,755
B. Minority Population Currently Being Served	71,161
3. A. Population to be Served by Project, Program or Activity	444,755
B. Minority Population to be Served by Project, Program or Activity	71,161
4. A. Population to Remain Without Service	N/A
B. Minority Population to Remain Without Service	N/A

VIII. Will all new facilities or alterations to existing facilities financed by these funds be designed and constructed to be readily accessible to and usable by handicapped persons? X YES ___ NO
If "No", explain how a regulatory exception applies (40 CFR 7.70).

IX. Give the schedule for future projects, programs or activities (or of future plans), by which service will be provided to all beneficiaries within applicant's jurisdiction. If there is no schedule, explain why.

Schedules to be developed as a result of the Work Plan.

X. I certify that the statements I have made on this form and all attachments thereto are true, accurate and complete. I acknowledge that any knowingly false or misleading statement may be punishable by fine or imprisonment or both under applicable law.

A. Signature of Authorized Official 	B. Title of Authorized Official Mayor, City of Omaha	C. Date April 13 th 1998
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For the U.S. Environmental Protection Agency		
___ Approved ___ Disapproved	Authorized EPA Official	Date

**United States Environmental Protection Agency
Preaward Compliance Review Report For All Applicants
Requesting Federal Financial Assistance
EPA Form 4700-4**

Attachment

V. Is any other Federal financial assistance being applied for or is any other Federal financial assistance being applied to any portion of this project, program or activity? Yes

The Department of Transportation, TEA-21 funding will be pursued for the construction of the pedestrians trail anticipated to be built through portions of these riverfront properties. Other federal funds may be pursued, depending upon the site uses illustrated in the land use plan.

Dollar amount of assistance: approximately \$1,000,000.00



QUALITY ASSURANCE REQUIREMENT FORM

40 CFR 30.54 and 31.45

If your program/project involves environmentally related measurements or data generation, you are required to develop and implement quality assurance practices. Please complete this form in its entirety and return it with the Application for Federal Assistance, SF-424.

YES NO

☐☒

The workplan, which is submitted with the Application for Federal Assistance, includes environmental sampling or data generation.

☐☒

A Quality Management Plan was previously reviewed and approved by the U.S. EPA and is still current and applicable.

Please note that prior to environmental sampling or data generation, a site specific Quality Assurance Project Plan must be prepared and approved. For additional information concerning quality assurance, please contact the R7 Quality Assurance Manager at (913) 551-5000.

August 13th, 1998
Date

[Signature]
Applicant Signature

Mayor

Applicant Title

City of Omaha, Nebraska

Applicant Organization



Applicant Name: City of Omaha, Nebraska

Project/Program Title: Omaha Riverfront Redevelopment
Project

ANTI-LOBBYING ACT OF 1990 APPLICANT CERTIFICATION

This Certification is a material representation of fact upon which reliance was placed when this transaction was made or entered into. Submission of this Certification is a prerequisite for making or entering into this transaction imposed by Section 1352, Title 31, U.S. Code. Any person who fails to file the required Certification shall be subject to a civil penalty of not less than \$10,000 and not more than \$100,000 for each such failure.

The undersigned certifies to the best of his or her knowledge and belief, that:

- (1) *No federal appropriated funds have been or will be paid, by or on behalf of the undersigned, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into of any cooperative agreement, and the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan, or cooperative agreement.*
- (2) *If any funds other than Federal appropriated funds have been paid or will be paid to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress in connection with this Federal contract, grant, loan, or cooperative agreement, the undersigned shall complete and submit Standard Form-LLL, "Disclosure of Lobbying Activities," in accordance with its instructions.*
- (3) *The undersigned shall require that the language of this certification be included in the award documents for all subawards at all tiers (including subcontracts, subgrants, and contracts under grants, loans, and cooperative agreements) and that all subrecipients shall certify and disclose accordingly.*

August 13th, 1998
Date

[Signature]
Signature of Authorized Representative



UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
WASHINGTON, DC 20460

Form Approved
OMB No. 2030-0020

PROCUREMENT SYSTEM CERTIFICATION

APPLICANT'S NAME

City of Omaha, Nebraska

ASSISTANCE APPLICATION NUMBER

APPLICANT'S ADDRESS

1819 Farnam Street, Ste 300, Omaha, Nebraska 68183

SECTION I - INSTRUCTIONS

The applicant must complete and submit a copy of this form with each application for EPA Assistance. If the applicant has certified its procurement system to EPA within the past 2 years and the system has not been substantially revised, complete Part A in Section II, then sign and date the form. If the system has not been certified within the past 2 years, complete Part B, then sign and date the form.

A. I affirm that the applicant has, within the past 2 years, certified to EPA that its procurement system complies with 40 CFR Part 30 and that the system meets the requirements in 40 CFR Part 30. The date of the applicant's latest certification is:

MONTH/YEAR

B. Based upon my evaluation of the applicant's procurement system, I, as authorized representative of the applicant: (Check one of the following:)

☐

1. CERTIFY that the applicant's procurement system will meet all of the requirements of 40 CFR Part 30 before undertaking any procurement action with EPA assistance.

Please furnish citations to applicable procurement ordinances and regulations

☒

2. DO NOT CERTIFY THE APPLICANT'S PROCUREMENT SYSTEM. The applicant agrees to follow the requirements of 40 CFR Part 30, including the procedures contained in Subpart C, Part 30.40 through 30.48, and allow EPA preaward review of proposed procurement actions that will use EPA assistance.

TYPED NAME AND TITLE

Hal Daub, Mayor

SIGNATURE

DATE

August 13th
1998



Applicant Name: City of Omaha, Nebraska

Assistance Program/Project Title: Omaha Riverfront Redevelopment Project

METHOD OF PAYMENT

All applicants will receive payments, upon award of federal financial assistance from the U.S. Environmental Protection Agency, via the Automated Clearing House method of payment. Please check the applicable box below:

☐ YES, I have a ACH Account with EPA. *This ACH account number is:*

ACH Number: _____

☒ NO, I do not have an ACH Account with EPA.

If you do not have a ACH account with EPA, upon award of financial assistance, you will receive a TFS Form 3881, Department of Treasury Payment Information Form, ACH Vendor Payment System. This form will allow you to enroll in the ACH system and to receive payments from the EPA via electronic funds transfer.

If you have any questions concerning this payment method, please contact the EPA, Region VII, Financial Management Office, at (913) 551-7046.